

Valley View Urban Revitalization Plan



Prepared by

Community Development Department
City of Council Bluffs, Iowa

Adopted by

City Council on _____, 2017

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INTRODUCTION

The Urban Revitalization Act empowers a municipality to designate an area appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.

The City of Council Bluffs wishes to utilize property tax abatement incentives under the Urban Revitalization act to facilitate the construction of commercial facilities providing elderly care and assisted housing in the community. The preparation and subsequent adoption of an Urban Revitalization Plan is required by the Iowa Code prior to the provision of property tax abatement.

Section 404.1 of the Iowa Code stipulates that the Council may, by ordinance, designate an area of the City as the revitalization area, if that area is classified as any of the following:

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.
2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.
3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.
4. An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states "an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing."

5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

The City of Council Bluffs concluded that the Valley View Urban Revitalization Area meets the criteria of element 4. Consequently, on February 27, 2017, the City Council adopted Resolution No. 17-48, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

Valley View Urban Revitalization Plan
Illustration 1 – Resolution

RESOLUTION NO. 17-48

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH AN URBAN REVITALIZATION AREA LEGALLY DESCRIBED AS LOT 3 OF AGRI-NEW HORIZON SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the subject area is an appropriate area as defined in Section 404.1.4 of the Iowa Code; and

WHEREAS, a proposal has been submitted for the construction of a multi-residential project on the vacant land; and

WHEREAS, a plan for the area must be developed in accordance with Section 404.2 of the Iowa Code; and

WHEREAS, thirty days notice of public hearing is required to be sent to all property owners and occupants within the area; and

WHEREAS, notice of public hearing is also required in accordance with Section 362.3 of the Iowa Code.

**NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA**

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.4.

BE IT FURTHER RESOLVED

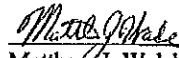
That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by March 6, 2017.

BE IT FURTHER RESOLVED


That the City Council directs the City Clerk to set this matter for public hearing on April 10, 2017.

**ADOPTED
AND
APPROVED:**

February 27, 2017


Matthew J. Walsh Mayor

ATTEST:


Joji Quakenbush Deputy City Clerk

LEGAL DESCRIPTION

The Valley View Urban Revitalization Area is a tract of land containing the following legally described parcels:

Lot 3 of New Horizon Subdivision, City of Council Bluffs, Pottawattamie County, Iowa

Illustration 2 shows the location and the boundary of the Valley View Urban Revitalization Area. The area is 17.49 acres.

Valley View Urban Revitalization Plan

Illustration 2 - Boundary



PROPERTY OWNERS AND ASSESSED VALUES

The Valley View Urban Revitalization Area will be comprised 17.49 acres of land owned by Presbyterian Homes Housing and Assisted Living, Inc. Lot 3 of New Horizon Subdivision includes parcel 754328300001. Land valuation for the new subdivision was not complete at the time of the plan completion and is estimated to be \$45,654. Estimated value is based on per acre land value for each parcel. This information was obtained from the records of the Pottawattamie County Assessor.

Parcel Number	Owner & Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation
754328300001	Presbyterian Homes Housing and Assisted Living, Inc 2845 Hamline Ave North Roseville, MN 55113	\$4,209*	\$0	\$0	\$4,209

EXISTING ZONING AND PROPOSED LAND USE

The Valley View Urban Revitalization Area is currently zoned R-3/Low Density Multi-Family Residential with a Planned Residential Overlay. The R-3/Low Density Multi-Family District is intended and designed for development of median density multifamily residential units. The Planned Residential Overlay is intended to provide flexibility in the use and design of structures and land in situations where conventional development may be inappropriate. The Overlay also permits projects which involve the mixture of commercial and residential uses.

Surrounding zoning includes R-1 District to the north, R-3 District to the northwest and south, A-2 District to the west and east. Existing land uses abutting the proposed subdivision include undeveloped land to the north and east, College View Elementary School to the northwest, and New Horizons Presbyterian Church to the south. The Bluffs Tomorrow: 2030 Future Land Use Plan designates the subject property as High Density Residential. Illustration 3 depicts the existing on-site and surrounding zoning.

A development proposal has been submitted by Presbyterian Homes Housing and Assisted Living, Inc. on behalf of PHS Council Bluffs Senior Housing, LLC for the construction of a multi-component project that will include independent living, assisted living, assisted living memory care, skilled care and a "Town Center" with supportive and amenity space for all residents.

The unit mix includes 36 independent living apartments (three story building over a one-story parking structure), 24 assisted living units, 18 memory care units and 72 care center beds for a total of 150 units. Future phases may include additional independent living apartments and brownstone apartments.

A two story "Town Center" building will connect all of the different project components. It will have approximately 21,000 square feet with an entry lobby, dining areas, bistro, commercial kitchen, community room, salon, wellness and fitness rooms, library and media center, mailroom, administrative offices, conference rooms and a guest suite. Special site and landscaping considerations will be designed to include Porte Cochères at the Town

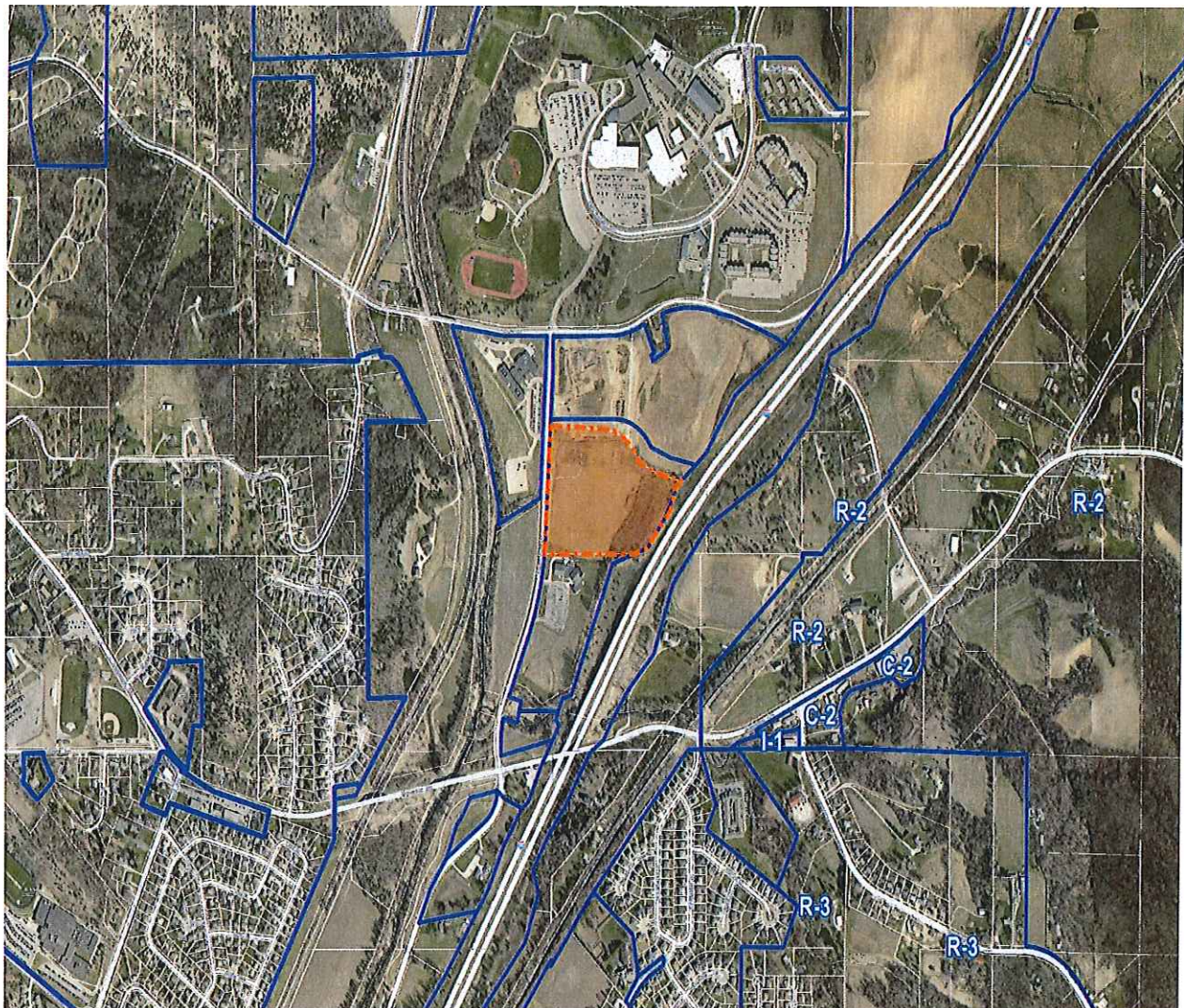
Center, large windows, outdoor pathways, a water feature and garden. Additionally, connectivity to the New Horizon Church will be featured with a driveway and sidewalk adding synergy for programming and a volunteer base.

The project is designed to provide a full continuum for all levels of care and housing. This will allow residents to stay within the campus and maintain social connections for a stronger connected community.

Upon completion, the project will make an investment of over \$38 million. In addition, once all components of the project are completed the equivalent of 95 full time positions will have been created. These positions range from skilled nursing, administrative, nutrition/culinary, engineering/maintenance, housekeeping/laundry, activity coordinators, spiritual care, wellness, resident services and clinical care workers such as home health aides/CNAs. A more complete breakdown can be found in Attachment B. A full description of the project can be found in Attachment C.

Valley View Urban Revitalization Plan

Illustration 3 – Zoning



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed Valley View Urban Revitalization Area is currently served with all municipal services (sanitary sewer, water and storm sewer) and can be accessed by a dedicated roadway. Electricity and gas service are also available to the project. The project is located adjacent to Valley View Drive which is adequate to handle the additional traffic generated by this proposed project.

RELOCATION PROVISIONS

The Valley View Urban Revitalization area is currently undeveloped; therefore, the City will not displace any residential or non-residential tenants as a result of proposed improvements in the urban revitalization area.

OTHER PUBLIC ASSISTANCE

Along with the exemption of property taxes, the developer has also applied to the Pottawattamie County Assessor for exemption of certain components of the project. The developer has also submitted an application to the Assessor for consideration of property tax sales exemption based upon Iowa Code Section 427.1(8) for all elements of the project. It is not clear which components of the project will be awarded an exempt status based on the Assessor's final determination.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. Eligibility - The Valley View Urban Revitalization Plan will apply to commercial and multi-family residential (12 or more units).

Both new construction and rehabilitation of existing structures will be eligible for tax abatement under the plan. Rehabilitation may include renovation of a structure to bring it to code standards, remodeling and expansion. New construction of multi-family structures containing 12 or more units or the renovation of existing multi-family properties containing 3 or more units will also be eligible for property tax exemption under the plan.

2. Term - The term of this Plan shall be until December 31, 2035 or amended by City Council.

3. Commercial and Industrial

Ten Year - All eligible commercial and industrial real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:

- a. For the first year, eighty percent.
- b. For the second year, seventy percent.
- c. For the third year, sixty percent.

- d. For the fourth year, fifty percent.
- e. For the fifth year, forty percent.
- f. For the sixth year, forty percent.
- g. For the seventh year, thirty percent.
- h. For the eighth year, thirty percent.
- i. For the ninth year, twenty percent.
- j. For the tenth year, twenty percent.

-OR-

Three Year - All eligible commercial and industrial real estate is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years.

4. Multi-Family New Construction (12 or more units) - All eligible multi-family construction shall be eligible to receive a 100% exemption for a period of four years.

5. Multi-Family Rehabilitation (3 or more units) - All eligible multi-family rehabilitation projects shall be eligible to receive a 100% exemption for a period of ten years.

6. Improvements - Improvements shall include commercial and industrial rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures. Improvements involving multi-family projects shall include new construction of projects resulting in 12 or more units or the rehabilitation of existing multi-family projects containing 3 or more units (assessed as commercial property). In addition, all improvements must result in the following increases in value:

- For non-residential property, improvements must increase the actual value of the structure by at least 15%. If more than one building is located on the property, the 15% increase requirement applies only to the structure or structures upon which the improvements were made.
- For residential property, the improvement must increase the actual value of the structure by at least 10%.
- If no structures were located on the property prior to the improvements, any improvements may qualify.

7. Actual Value - Actual value added by the improvements means the actual value added as of the first year for which the exemption was received. However, if such construction was begun one year prior to the adoption by the City of a Plan of Urban Revitalization pursuant to Chapter 404 of the Iowa Code, the value added by such construction, shall not constitute an increase in value for purposes of qualifying for the exemptions listed in this section.

APPLICATION AND REVIEW PROCESS

Upon completion of all improvements made within the assessment year for which the exemption is first claimed, the owner shall use the following procedure to secure the tax exemption.

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.
2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.
3. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.
4. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the proposal for City Council consideration.
5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.
6. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

Attachment A

7543 28 300 001

--- Permanent Property Address ---
PRESBYTERIAN HOMES HOUSING & ASSISTED
LIVING INC

----- Mailing Address -----
PRESBYTERIAN HOMES HOUSING &
ASSISTED LIVING INC
2845 HAMLINE AVE NORTH
ROSEVILLE, MN 55113

=====
District: 001 CO BLUFFS AG/CO BLUFFS SC

===== REAL ESTATE TAX =====
Click [here](#) for treasurer real estate tax information.

===== LEGAL DESCRIPTION =====

CO BLUFFS AGRI-NEW HORIZON SUB LT 3

===== ASSESSED VALUE =====

land	dwelling	land	building	total	ag acres	year	class
\$45,654	\$0		\$0	\$45,654	17.490	2015	A
\$45,654	\$0		\$0	\$45,654	17.490	2016	A

===== OWNERS =====

1 D PRESBYTERIAN HOMES HOUSING & A book/page: [2015/14370](#) D

===== EXEMPTIONS & CREDITS =====

2015 AGLAND \$39.36

===== ASSESSMENT DATA =====

PDF: 3 MAP: 8

Sale Date	Amount	Code	Book/Page
06/12/2006	0	D049	107/02289 multiple parcel sale

Interior Listing: Vacant Date Listed: 08/23/2006 RLD Date Reviewed: 08/23/2006
RLD

LAND.....761864 sqFt 17.49 acres



2400ft x 2400ft

PHS Council Bluff Senior Housing

Estimated Staffing Schedule

Department	Position	Average Rate	Stabilized Weekly Hours
Skilled Nursing		Per Patient Day	
	All LTC Care Center Clinical Staffing	4.00 \$ 19.25	2016
Nutrition/Culinary			
	Executive Chef		40
	Dietician		4
	Cook I		150
	Dishwasher		0
	Server		371
	Total Nutrition/Culinary	\$ 14.43	565.0
Engineering			
	Maintenance Director		40
	Maintenance II		40
	Maintenance/Driver/Security		20
	Total Engineering	\$ 19.60	100
Housekeeping/Laundry			
	Supervisor Housekeeper		40
	Housekeeper 1		120
	Laundry		40
	Total Housekeeping and Laundry	\$ 13.70	200
Activities			
	Life Enrichment Director		40
	Activity Assistant		20
	Total Activities	\$ 18.33	60
Spiritual Care			
	Chaplain		20
	Total Spiritual Care	\$ 25.00	20
Wellness			
	Wellness Director		20
	Total Wellness	\$ 25.00	20
Administration			
	Campus Administrator		40
	Receptionist		94
	HR Representative/ Office Mgr		40
	Total Administration	\$ 23.81	174
Marketing/Admissions			
	Housing Advisor		20
	Total Marketing/Admissions	\$ 22.00	20
Resident Services			
	CC Admissions/Social Wrk		40
	Resident Services housing		40
	Total Resident Services	\$ 22.50	80
Clinical Care			
	Clinical Administrator		40
	Staffing Coordinator		24
	LPN		20
	Home Health Aide/C.N.A.		460
	Total Clinical	\$ 16.36	544
Total			3799
		Full Time Equivalents	95.0
		Estimated Annual Payroll excluding benefits \$	3,666,109

Project Information

Applicant: Presbyterian Homes Housing and Assisted Living Services (PHHAL)
Senior Housing Partners (SHP)

Project Name: PHS Council Bluffs Senior Housing
Project Address: XXXX Valley View Drive, Council Bluffs, IA 51503

Ownership:

The project will be a partnership between Presbyterian Homes Housing and Assisted Living, Inc. (PHHAL) and Covington Senior Living. It would include transfer of 72 nursing home bed licenses from the McPherson Care Center to the new campus. PHHAL will be the manager and operator of the campus.

Senior Housing Partners, a subsidiary of Presbyterian Homes and Services (PHS), will be leading the project development from planning and entitlements through construction and installation of furnishings, staff training and start up and resident occupancy. Senior Lifestyle Design (SLD), also a subsidiary of PHS, will provide interior design. SHP Marketing will be handling marketing.

Community Program Outline: Independent Living, Assisted Living, Assisted Living Memory Care, Care Center including a Memory Care neighborhood, and a Town Center.

Project Location:

The project will be located east of downtown Council Bluffs, on Valley View Drive, just south of Iowa Western Community College and north of New Horizon Presbyterian Church. It is located on 17 acres of land currently owned by PHHAL.

To reflect its rolling prairie environs, and differentiate itself from other senior communities, the project is proposed to evoke prairie style architecture. The community is to have a welcoming, landscaped entrance. Upon entry, residents and guests should be able to see through the building to a landscaped gathering space that brings nature in.

Vision + Objectives

- Motto: Creating smiles in the eyes of the people we serve
- Mission: to enrich the lives and touch the hearts of older adults
- Vision: to provide more choices and opportunities for older adults to live well
- Objectives:
 - Meet the housing needs of the Council Bluffs community
 - Connectivity between the housing types to build community identity
 - Provide choices of dining venues and menu options
 - Create inviting outdoor spaces
 - Bring nature indoors through thoughtful design
 - Build in an architectural style that befits the site and surroundings
 - Exercise good stewardship of resources and operational integrity

Development Summary

The development of this campus is on 17.5 acres purchased from New Horizon Presbyterian Church our neighbor to the south. The adjacency of the church will provide synergy for programming, provide a volunteer base and nearby housing option as members of their congregation age. The site plan reflects this important connection with a driveway between the church and campus as well as a sidewalk for ease of movements. Market analysis shows a demand for all types of senior housing with the most need in skilled care center. Planning for this project has been ongoing for some time as SHP/PHS evaluates the best mix of housing types, architectural style, program needs and offerings, affordability of rents and future growth needs.

The campus is proposed a Full Continuum, which offers all levels of care and housing from independent living to skilled care center. This allows residents to stay within the campus and maintain connections with their friends and the staff members that they have come to know. It creates ease for spouses to visit should one need a higher level of care weather temporary or permanent. The full continuum campus approach creates a strong connected community.

Following our motto of "Freedom to live well" the campus will offer open restaurant style dining hours, many choices and the ability to provide "cook to order" options. A bistro venue offers snacks, sandwiches and soups in casual setting. The clubroom, library, media room provide opportunities for social interaction. The central Hearth room and Community Rooms offer campus wide gathering spaces for special events and programs as well as a chapel for services of varied denominations. The PHS trademarked Wings Wellness center provides cardio and weight equipment for strength and cardio fitness and a Wellness Studio for group classes such as yoga, balance and stretching. This program keeps residents healthier and reduces risk for falls. A space for programming various activities provides a welcoming setting for interaction and education and fun. The memory care assisted living floor will include dining, living and activity spaces as well as an outdoor secured garden. Memory care will also be offered in the skilled care center and will include similar spaces. The care center it set up in neighborhoods so residents can feel a home setting with living rooms, family space with staff nearby and involved. The outdoor feature areas will provide experiences with color, scents and water sounds, which will be soothing to enjoy whether moving through our observing from a window. Prairie plantings will create seasonal changes and attract birds and butterflies that are interesting to observe. Parking will be at surface parking conveniently located close to entries with garage parking for the independent residents.

The soils on this site will require compaction through a surcharge. The surcharge can be placed upon completion of grading when the building pads are at final elevations. The surcharge period is expected to take 8-12 weeks. Once settlement is complete then project construction can begin in earnest.

Construction of Phase 1 is anticipated to be completed in 15 months. Further information on Project Components and Unit Mix follow.

Project Component Mix

	Units	Future Units	
IL Independent Living Apts.	36	36	
AL Assisted Living	24		
MC Memory Care	18		
CC Care Center Suites	68 (72 beds)		
BN Brownstone Apts.	0	24	
TOTAL	146 Current Phase	60 Future Phase	206 Total

Project Components

Town Center

The Town Center consists of approximately 21,000 square feet of program space located on two levels. Program areas include entry lobby with view through to exterior, dining areas, bistro, commercial kitchen serving the entire campus, community room, salon, Wings Wellness and Fitness, Independent club room, library, media, mail room, administrative offices, conference rooms, a guest suite, and all back of house service and receiving spaces.

Living Units

Independent Living (IL):

- Approximately 36 apartments and lobby are to be located in a three-story stick-framed configuration over one-story of structured parking. Each apartment has washer & dryer and balcony. Additional storage space is available for a fee.

Assisted Living (AL) and Memory Care (MC):

- 24 AL units are located on the second level of a two-story stick-framed configuration. Dining and activity spaces are located adjacent in town center.
- 18 MC units are located on the first level containing dining, living, activity and secured outdoor space within the neighborhood.
- Surface Parking shall be integrated with the landscaping.

Care Center (CC)

- 72 Care Center beds are to be located within a two-story light gauge steel at grade building. The Care Center will be arranged in four neighborhoods, each containing program spaces including but not limited to activity, living room with fireplace, dining rooms, laundry, bathing 'spa' room, support rooms, nurse's station and a Physical Therapy/Occupational Therapy Suite. The CC will also contain an administrative suite, conference rooms, a reception area, and elevator lobby with adjacent lounges and parlor.

Future Phase

- A Future Phase of approximately 36 IL apartments are master planned for the site and will connect to the Phase 1 building. This will also be three levels of living units over one level of parking garage above grade (matching Phase 1 IL wing). There will also be a 24 Unit Brownstone building that is separate from the main facility to the south. This will be two levels of units over one level of parking garage above grade.
- The Future Phase will be acknowledged during project approvals for density purposes.

Site + Landscape Design

- Porte Cocheres /Main front door at Town Center, Secondary front door at Care Center
- Bring nature elements and natural daylight in through large windows.
- Outdoor Pathways, Water Feature, and Gardens are important elements of wellness.
- MC Center + Garden – planters, planting & hardscape, furnishings, material selection
- Service Courtyard –isolate service activities as much as possible
- Site Master Plan – site layout contemplates future phases, circulation for residents, families, emergency responders provided, connection to New Horizon Church included. Plantings of prairie representing native setting are interspersed throughout.

Unit Mix

IL								
Unit Name	Unit type	Lv 1	Lv 2	Lv 3	Lv 4	Subtotal	Total	Area
One Bedroom	B1	0	3	3	3	9	9	728 SF
One Bedroom	B2	0	1	1	1	3	3	765 SF
One Bedroom+Den	C1	0	1	1	1	3		863 SF
One Bedroom+Den	C2	0	2	2	2	6	12	865 SF
One Bedroom+Den	C3	0	1	1	1	3		942 SF
Two Bedroom	D1	0	1	1	1	3		1060 SF
Two Bedroom	D2	0	1	1	1	3	12	1087 SF
Two Bedroom+								
Sunroom	E1	0	2	2	2	6		1274 SF
Total		0	12	12	12	36	36	

MC/AL								
Unit Name	Unit type	MC Lv 1	AL Lv 2			Sub Total	Total	Area
Studio	F1	6	8			14	14	436 SF
One Bedroom	G1	8	10			18		585 SF
One Bedroom End							24	
Unit	G2	3	3			6		638 SF
One Bedroom+Den	H1	0	2			2	2	675 SF
Two Bedroom	I1a, I1b	1	1			2	2	916 SF
Total		18	24			42	42	

CC								
Unit Name	Unit type	Lv 1	Lv 2			Sub Total	Total	Area
Single	J1	32	32			64	64	330 SF
Double	K1	2	2			4	4	576 SF
Total		34	34			68	68	

Grand Total		52	70	12	12	146	146	
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Future Phase								
Unit Name		Lv 1	Lv 2	Lv 3	Lv 4		Total	
IL One Bedroom		0	9	9	9		27	
IL Two Bedroom		0	3	3	3		9	
Total		0	12	12	12		36	
BN One Bedroom		0	3	3	0		6	
BN Two Bedroom		0	9	9	0		18	
Total		0	12	12	0		24	

Team

DEVELOPER: SENIOR HOUSING PARTNERS

Pamela Belz, Project Developer

3116 Fairview Ave North, Roseville MN 55113

Office: 651.631.6316 pbelz@seniorpartners.com

John Mehrkens, SHP

Office: 651-631-6313 jmehrkens@seniorpartners.com

ARCHITECT: CUNINGHAM GROUP ARCHITECTURE

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